

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHBORHOOD PLAN:** Southeast Combined Neighborhood Plan

**CASE#:** NPA-2008-0014.02

**PC PUBLIC HEARING DATE & ACTION:** Tuesday, October 28, 2008: *APPROVED A CHANGE IN THE FUTURE LAND USE MAP FROM MIXED USE TO INDUSTRY, BY CONSENT.*

*[J. REDDY; S. KIRK – 2<sup>ND</sup>] (9-0)*

**ADDRESS:** 6133 – 6235 East Stassney Lane      **AREA:** 37 Acres

**APPLICANT:** Brad Maples (Trammell Crow)

**OWNER:** Trammell Crow

**AGENT:** Brad Maples

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Mixed Use

**To:** Industry

**Related Zoning Case:** C14-2008-0200

**Base District Zoning Change**

**From:** GR-MU-NP

**To:** LI-NP

**PLAN ADOPTION DATE:** October 10, 2002

**BACKGROUND:** The Southeast Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on October 10, 2002. The requested plan amendment is located in the McKinney Neighborhood Planning Area. The boundaries of the planning area are: Ben White on the north, Montopolis, Burleson, Smith School Rd, and Williamson Creek on the east, Williamson Creek on the south and Nuckols Crossing, St. Elmo and IH-35 on the west.

The subject tract is a 37 acre tract that is currently undeveloped. The property was purchased by Trammell Crow in 2008 for the purpose of constructing a Clean Energy Research Park. Trammell Crow has stated that they would donate a portion of the land to the Texas

Foundation for Innovative Communities (TFIC), who is involved in research in fields such as solar and other renewable energy, renewable materials and energy savings technologies. The proposed development not only will house the headquarters for the TFIC, but the project will also incorporate space for other clean energy startup companies, which could include educational research facilities, and other local businesses that cater to and fuel clean energy technology research and production. In addition, Trammell Crow is seeking Leadership in Energy and Environmental Design (LEED) certification on this particular project.

**STAFF RECOMMENDATION:** The staff recommendation is to **APPROVE** the requested change from Mixed Use on the Future Land Use Map (FLUM) to Industry land use designation.

**BASIS FOR RECOMMENDATION:** The requested amendment is consistent with two of the goals in the Southeast Combined Neighborhood Plan, which state:

1. Encourage employment centers, commercial activities, and other non-residential development to locate along major thoroughfares.
2. Create land use and zoning recommendations that reflect the existing industrial nature of parts of the planning area.

The proposed plan amendment is also consistent with language found in the Land Use Chapter under the heading of Industrial Zones. It mentions that in the McKinney planning area large industrial office parks exist. Instead of rejecting industrial type development around their homes, residents in the McKinney neighborhood have been successful at communicating and cooperating with nearby industrial property owners. Area residents have traditionally been amenable to those types of industrial uses that don't interfere with neighborhood activities or infringe upon their quality of life.

Based on the goals stated above and the language in the Land Use Chapter, staff supports the amendment based on these findings.

**PUBLIC MEETINGS:** NPZD staff held a public stakeholder meeting on October 1, 2008. Invitations were sent to the Southeast Combined interest list and property owners within 500 feet of the proposed plan amendment.

The 2 members of the Southeast Combined Planning Contact Team that were present at the meeting do officially support the proposed plan amendment and zoning change. Please refer to their attached letter.

**CITY COUNCIL DATE:** November 20, 2008

**CASE MANAGERS:** Gregory Montes (Plan Amendment) 974-2629  
Wendy Rhoades (Rezoning Case) 974-7719

**EMAIL:** [gregory.montes@ci.austin.tx.us](mailto:gregory.montes@ci.austin.tx.us)  
[wendy.rhoades@ci.austin.tx.us](mailto:wendy.rhoades@ci.austin.tx.us)

October 3, 2008

Mr. Gregory Montes  
City of Austin  
Neighborhood Planning and Zoning Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704


Re: Proposed Neighborhood Plan Amendment  
NPA-2008-0014.02

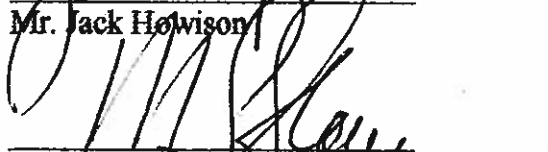
Dear Mr. Montes,

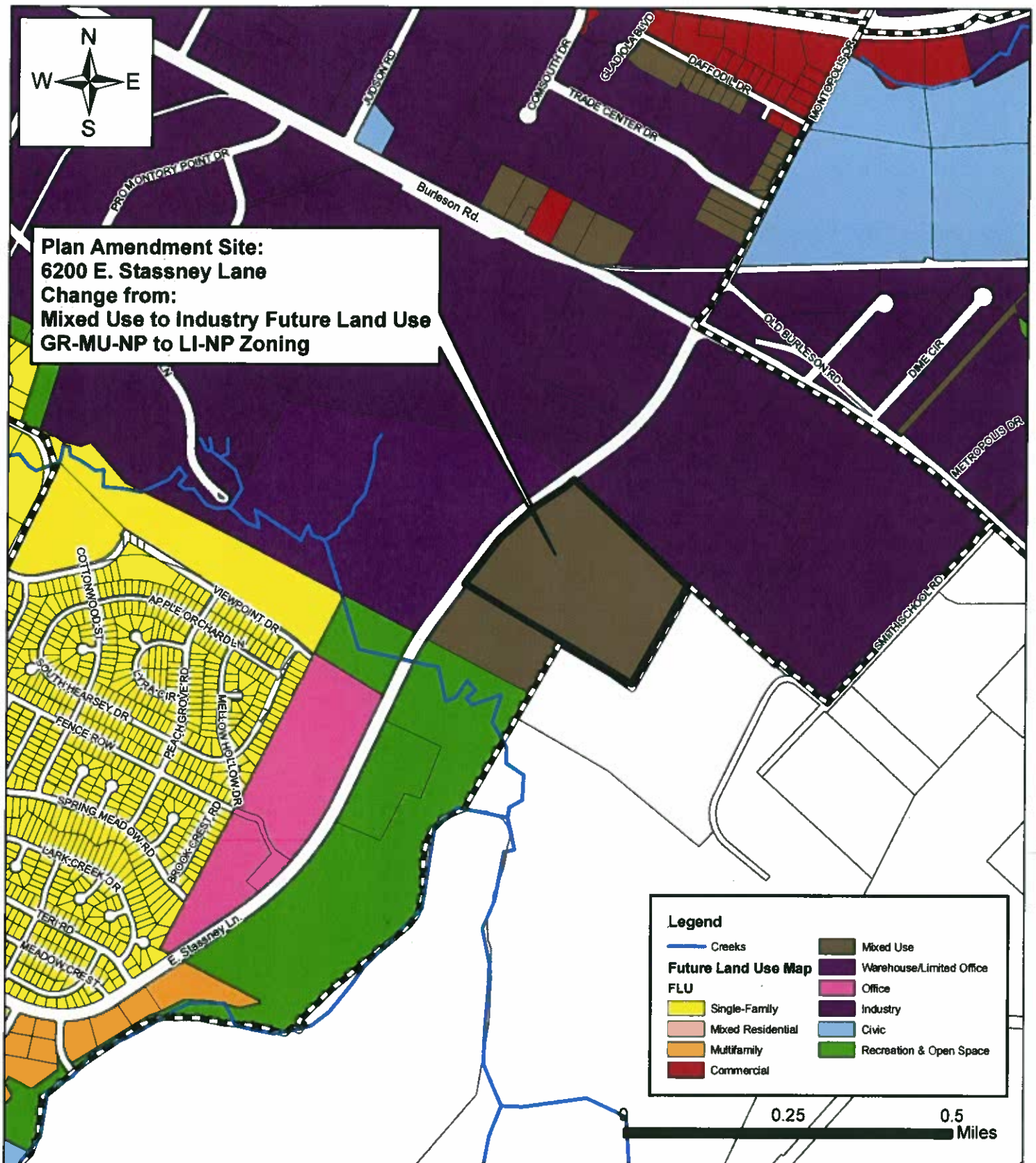
As representatives of the Southeast Combined Neighborhood, we attended the October 1, 2008 meeting with you and representatives of Trammell Crow Company at the Dove Springs Recreation Center. The purpose of the meeting was to discuss a proposed amendment to the Future Land Use Map for the McKinney Neighborhood Planning Area. Based upon our discussion, we understand that the applicant wishes to amend the Future Land Use Map to reflect a use of "Industry" in lieu of "Mixed-Use" as currently shown. We also understand that the applicant has filed an application for a zoning change from GR-MU-NP to LI-NP.

As longtime residents of the area and active Southeast Combined Neighborhood Plan Contact Team members of the Neighborhood Planning and Zoning process, we are aware of the subject tract's location and history. After discussing the proposed amendments with both City staff and the applicant, we believe that the proposed amendments are appropriate and offer this letter as evidence of our support.

Sincerely,

  
Mr. Jack Howison

  
Mr. Lee Sloan



## McKinney Neighborhood

### Plan Amendment NPA-2008-0014.02



City of Austin  
Neighborhood Planning and Zoning Department




This map has been produced by the City of Austin Neighborhood Planning and Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



**ZONING**

ZONING CASE#: **NPA-2008-0014.02**  
ADDRESS: **6200 E STASSNEY LANE**  
SUBJECT AREA: **37.00 ACRES**  
GRID: **K16**  
MANAGER: **C. HAYWOOD**

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

**OPERATOR: S. MEEKS**

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1" = 400'

# Sign in Sheet



Name AND Organization/ Business/ Association/ Neighborhood (if applicable)	Mailing Address	Address (if different from mailing address)	Phone Numbers (circle "h," "w," or "tr" when applicable)	I am a... (check all that apply) note: "Homeowner" is not "Res Property Owner" in this survey	E-mail Address (PLEASE PRINT CLEARLY)
Lance Sallis Trammell Crow Company	100 Congress Ave Ste 225 Austin, TX 78701		(h) 512-589-1200 (w/m) 512-482-5500	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input checked="" type="checkbox"/> Commercial / Res Property Owner	lsallis@trammellcrow.com
Brad Maples Trammell Crow Company	100 Congress Ave, Ste 225 Austin TX 78701		(h) 512-417-4817 (w/m) 512-482-5552	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input checked="" type="checkbox"/> Commercial / Res Property Owner	bmaples@trammellcrow.com
JOHN HEFFINGTON TRAMMELL CROW COMPANY	100 CONGRESS AVE, STE 225 AUSTIN, TX 78701		(h) 512-992-4107 (w/m) 462 512-482-5501	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input checked="" type="checkbox"/> Commercial / Res Property Owner	jheffington@trammellcrow.com
Lee Sloan Kensington Park	4202 Rfhoul Lane Rustin, TX 78744		(h) 512-444-1972 (w/m)	<input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	mls4598@aol.com
JACK HOUISON KENSINGTON PARK	4204 GREGG LN AUSTIN, TX 78744		(h) 512-444-3967 (w/m)	<input checked="" type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	JACK@PRISMNET.COM
			(h/m)	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	
			(w/m)	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	
			(h/m)	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	
			(w/m)	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	
			(h/m)	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	
			(w/m)	<input type="checkbox"/> Homeowner <input type="checkbox"/> Business Owner <input type="checkbox"/> Renter <input type="checkbox"/> Employee <input type="checkbox"/> Commercial / Res Property Owner	